

Planning

Growth & Development

Delegated officer report for planning application

Application no: 140977/LO/2024

Date registered valid: 19 September 2025

Proposal: Listed Building Consent for the retention of fascia sign and internal alterations for shop fitout.

Address: 33 King Street, Manchester, M2 6AA

Ward(s): Deansgate Ward

Applicant: Mr Steven Reilly

Agent (if any):

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: 12 November 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 31 October 2025

Standard consultations:

Printed: 24 September 2025

Expired: 15 October 2025

Neighbour notifications

Printed: 24 September 2025

Expired: 15 October 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

No.33 King Street is a x style building consisting of four storeys. The ground floor features a modern, glazed shopfront with traditional fascia. This storey includes decorative sandstone pilasters at the perimeter of the glazing. The first storey includes large 3-light protruding (oriel) windows with decorated underhangs, and an intricate tympanum. A decorative curved aedicule then divides the storeys, and a different style emerges on the second and third floors. These floors are defined by their gothic architectural style. They feature symmetrical sets of four windows, with bracketed sill bands and corbel tables.

The building's historic significance comes from its group value alongside the nearby Old Exchange (Grade II), no.35 and 37 King Street (Grade II), No.48 King Street (Grade II), No.54 and 56 King Street (Grade II), no. 19 King Street (Grade II), no. 15 and 17 King Street (Grade II), no.62 King Street (Grade II).

Bounded by Police Street, St. Ann's Passage and St. Ann's Place.

Description of area

The site is located on King Street, an extension of the high-street lined with Class E retail, café and bar uses. The uniform cobblestone pedestrianised street has a high-quality overall appearance. There is a distinct sense of place due to this hard landscaping and the similar wide

glazed shopfronts, moulded facias, and alignment of projecting signage as you move through the street scene. A key arterial route, King Street connects Deansgate, St. Ann's Square and Princess Street.

Description of development

Listed Building Consent is sought retrospectively for internal works to the ground floor and basement and the retention of no.1 internally illuminated fascia sign.



Planning History

018617 | LISTED BUILDING CONSENT Restoration of elevations, including removal of balcony to King St., and fire escape to St. Anns Alley, reducing 2 chimneys in height, new shop fronts and internal alterations. (Approved November 1982)

092191/LO/2010/C1 | LISTED BUILDING CONSENT for internal and external alterations including the infilling of existing lightwell, removal of non original staircase and installation of new lift. (Approved September 2010)

Consultations & Notification Responses

The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No representations have been received.

Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The policies relevant to the consideration of these applications are:

Manchester Core Strategy (2012-2027)

- DM1 Development Management
- EN1 Design Principles and Strategic Character Areas (City Centre Character Area)
- CC9 Design and Heritage

Saved Unitary Development Plan Policies

- DC14 Shopfronts and Related Signs
- DC18 Conservation Areas
- DC19 Listed Buildings

Places for Everyone, Joint Development Plan Document

- JP-P2 Heritage

Other Material Considerations:

National Planning Policy Framework

- Section 12 - Achieving Well Designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

Shopfront and Signage Design Guide

Issues

Visual Amenity & Impact on the Listed Building and Conservation Area

The works completed consisted of the installation of laminate flooring, wall cladding, repainting of original columns, installation of a modern staircase and furniture installation. The original features impacted by the works include columns present on the ground floor and basement, and the walls. The existing suspended ceiling and wall partitions at the basement and ground floors formed part of previous consent for internal works.

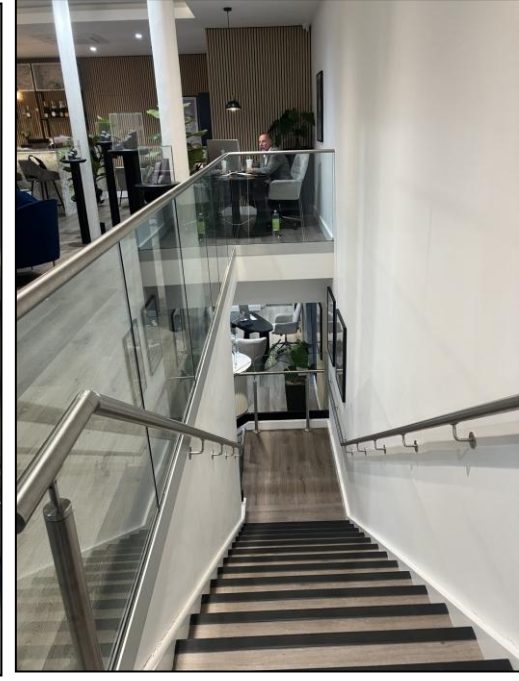
As can be seen in the below images, the columns have been treated sympathetically and remain intact. Their colouring was an existing shade of eggshell white. Their appreciation and character are retained in this refurbishment, and they complement the decoration within the site. The wall cladding consists of wooden slatted panels, which are affixed with minimal penetrations to the existing plaster, the original walls were retained beneath the plaster. Lastly, a modern glazed and stainless-steel staircase was added which replaces a non-original staircase.



Basement floor



Ground floor



Staircase

The few original elements featured on the site's interior remain intact with sympathetic reversible changes having taken place. The works therefore meet the requirements of policy DC19 which sets out the necessity of preserving original character when proposing modifications to the listed building. Further the completed works meet the requirements of policies CC9, JP-P2 and EN3 and they do not compromise the sense of place, architectural character or historic appreciation of the site.

By the same token, the retained signage is sited on existing fascia location. Composed of individual letters and halo illumination, the signage has a high-quality appearance relates positively to the existing signage on King Street. The halo illumination is subtle and unobtrusive. The scale does not overwhelm the existing proportions of the shopfront. As such the proposed signage effectively meets policies JP-P2, EN3 and SP1.

The National Planning Policy Framework requires that development proposals are assessed by their potential harm to the historic significance of the site and their potential public benefit. The scale of the completed works is minimal. There is little change to the historic character of the interior, and the addition of cladding and plastering to the historic walls is reversible. These proposed works have a public benefit as they put a vacant ground floor into use and conserve the existing high-quality character of the area. It is important that listed buildings are active and are occupied. As such, on balance it is considered that the public benefit outweighs the less than substantial harm to the heritage asset caused by the internal fit out works.

The proposal is therefore considered to be acceptable pursuant to Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 9 September 2024:
 - Drawing Pack (Floor Plans)
 - Drawing: BCC-33KS-A01-001

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policies DC14 and D18.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Advertising Right JC Decaux Adjacent To 42, King Street, Manchester, M2 6BA
54 King Street, Manchester, M2 4LY
56 King Street, Manchester, M2 4LY
Advertiing Right BTinlink Outside 48, King Street, Manchester, M2 4LG
Third Floor, 39 South King Street, Manchester, M2 6DE
Second Floor, 39 South King Street, Manchester, M2 6DE
First Floor, 39 South King Street, Manchester, M2 6DE
Rear Part Ground First Second And Third Floors, 33 King Street, Manchester, M2 6AA
Third Floor, 40 - 44 King Street, Manchester, M2 6BA
Second Floor, 40 - 44 King Street, Manchester, M2 6BA
Suite 3C Part Third Floor, 40 - 44 King Street, Manchester, M2 6BA
Suite 3B Part Third Floor, 40 - 44 King Street, Manchester, M2 6BA
Suite 1B Part First Floor, 40 - 44 King Street, Manchester, M2 6BA
35 South King Street, Manchester, M2 6DE
Neals Yard Remedies, 27 King Street, Manchester, M2 6AF
35 King Street, Manchester, M2 7AT
1 - 3 St Ann's Passage, Manchester, M2 6AB
Ground Floor, 41 South King Street, Manchester, M2 6DE
Basement, 41 South King Street, Manchester, M2 6DE
First Floor, 41 South King Street, Manchester, M2 6DE
Second Floor, 6 St Ann's Passage, Manchester, M2 6AB
40 - 44 King Street, Manchester, M2 6BA
44 King Street, Manchester, M2 6BA
31 King Street, Manchester, M2 6AA
5 - 7 St Ann's Passage, Manchester, M2 6AB
52 King Street, Manchester, M2 4LY
St Anns Church, St Ann Street, Manchester, M2 7LF
Suite 1A Part First Floor, 40 - 44 King Street, Manchester, M2 6BA
Basement To First Floor, 33 King Street, Manchester, M2 6AA
39 South King Street, Manchester, M2 6DE
OLD EXCHANGE BUILDINGS, 6 St Ann's Passage, Manchester, M2 6BE
Ground Floor And First Floor, 1 - 3 St Ann's Passage, Manchester, M2 6AB
Basement, 1 - 3 St Ann's Passage, Manchester, M2 6AB
HANCOCKS, 29 King Street, Manchester, M2 6AF
Phase Eight, 25 King Street, Manchester, M2 6AF
Third Floor And Fourth Floor, 6 St Ann's Passage, Manchester, M2 6BE
Fourth Floor Office, 6 St Ann's Passage, Manchester, M2 6BE
First Floor, 6 St Ann's Passage, Manchester, M2 6AD
50 King Street, Manchester, M2 4LY
48 King Street, Manchester, M2 4LG
46 King Street, Manchester, M2 4LG
Third Floor, 41 South King Street, Manchester, M2 6DE
Second Floor, 41 South King Street, Manchester, M2 6DE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL